

THIS IS TO NOTIFY YOU THAT THE CITY IS CONSIDERING ADOPTION OF LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY

(Land Use File #ZA-11-03)



WHY THE CITY IS SENDING THIS NOTICE

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects can be constructed on their property. You are receiving this notice because you are the owner of residentially zoned property in the City, or a property that is in residential use, and the proposed changes to the City's residential development and design standards potentially affect every residential property in Milwaukie.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

The land use regulations will revise the standards for residential development and design. If you are considering development or redevelopment of a residential property in the City, the proposed regulations may affect the standards the project is subject to and the process it would have to go through to gain approval.

WHY THE CITY IS PROPOSING NEW REGULATIONS

The City currently has design standards for new single-family homes, but there has been neighborhood concern about new infill housing (and significant additions) not being compatible with existing housing in height or scale. In addition, the City doesn't have design standards for multifamily housing and doesn't allow certain kinds of housing that many property owners want, such as detached accessory dwelling units (i.e. granny flats or mother-in-law suites), rowhouses, and cottage clusters. In response to these community concerns, City Council directed staff to address these issues through this project. As a result, the City is proposing to change its land use regulations, which are located in Title 19 of the Milwaukie Municipal Code, to revise the City's residential development and design standards.

THE PUBLIC PROCESS TO DATE

City Council directed the City's Planning Department to begin this project in 2009. These proposed regulations are the result of an 18-month long project to update the City's residential development and design standards. To date, City staff has conducted online surveys; interviews with community members; hosted stakeholder focus groups with Neighborhood Association leaders and developers; held a Housing Choices Workshop and a project Open House; and provided 13 staff updates to the Planning Commission and City Council. In February 2011, staff convened a 10-member project steering committee to guide the project policy.

A full description of public outreach activities to date is located at <http://www.ci.milwaukie.or.us/planning/community-involvement-and-outreach>. Although a great deal of work has been done, the project is ongoing and there are still opportunities for participation and comment.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

- The City will be hosting an informal question and answer session about the proposed amendments on **Thursday, February 16, from 3:30 to 6:30 p.m. in the City Hall Conference Room, 2nd floor**. If this time does not work for you, contact staff to set up another time to discuss the proposal.
- Project information is available at <http://www.ci.milwaukie.or.us/planning/residential-development-standards-update-project>.
- The proposed regulations, all supporting documents, and all applicable City ordinances are available for review at the Johnson Creek Facility (6101 SE Johnson Creek Blvd) or online at: <http://www.ci.milwaukie.or.us/planning/residential-development-standards-update-project>. Copies of the materials can be obtained at a reasonable cost.

WHO TO CONTACT WITH QUESTIONS

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SUMMARY OF PROPOSED CHANGES

- The regulations apply to new single-family houses and new multifamily buildings, as well as some additions to existing residential buildings.
- Density standards (the number of dwelling units permitted per acre) will not change. Rather, the regulations will provide additional tools to shape the design and form of multifamily development where it is already allowed.
- Proposed revisions to single-family standards include:
 - Establishing a maximum percentage of a house's façade that can be composed of a garage to make sure that garages do not dominate the front of the house.
 - Requiring additional design features on the street-facing walls of new houses to make sure that new houses contribute positively to the neighborhood and pedestrian environment.
 - Compatibility standards to make sure new houses respect existing houses.
 - Permitting detached accessory dwelling units in all residential zones. This would allow a property owner to have a smaller house in the rear of the lot, or an apartment above a detached garage.
- Proposed revisions to multifamily standards include:
 - Establishing design standards for multifamily residential development. This would require new multifamily development to meet site and building design standards.
 - Allow cottage cluster and rowhouse development in the zones where multifamily development is already allowed.
- Proposed revisions to accessory structure standards include:
 - Allowances for larger accessory structures with additional setbacks. Currently, accessory structures cannot exceed 500 square feet for a typical lot in the City.
 - Prohibiting tarps and other fabric structures where they can be seen from the sidewalk or street.
 - A new section for sustainability-related accessory structures, such as rainwater cisterns and wind mills.

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File #ZA-11-03) at the date, time, and location listed below:

Date: Tuesday, February 28, 2012

Time: 6:30 p.m.

Location: Milwaukie City Hall – 10722 SE Main Street – Council Chambers, 2nd floor

The materials provided to the Planning Commission for the hearing will be available at 8:00 a.m. on Wednesday, **February 15, 2012**, at the Planning Department (6101 SE Johnson Creek Blvd), Ledding Library (local information shelf), City Hall (10722 SE Main St), and online at <http://www.ci.milwaukie.or.us/planning/planning-commission-50>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend any or all of the hearings and/or submit written comments to the Planning Department at alligoodl@ci.milwaukie.or.us before the hearing begins. You may also submit written comments or present verbal testimony at any or all of the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.